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FORMER ESSEX CATHOLIC HIGH SCHOOL TO BE CONVERTED INTO EXTENDED CARE FACILITY FOR SENIOR CITIZENS

Mayor Kenneth A. Gibson has announced that plans have been completed and financing providing for the conversion of the former Essex Catholic High School at 300 Broadway into an extended health care facility for senior citizens.

The new Broadway Care Facility will contain a 420-bed nursing home, and a medical day care center for the elderly which will serve up to 100 patients daily. The almost four-acre site will have available parking for 160 cars. An ambulatory medical clinic is also under consideration for the site.

The plans call for patient rooms to be located on the third through the sixth floors, consisting of single, double, three and four-bedded rooms. "This facility is designed to alleviate the inconvenience of transporting nursing home residents to area hospitals clinics and minimize the cost of ambulance service which can be prohibitive for such a large nursing home population," Gibson explained. "Additionally, by having a medical day care center on the premises, rehabilitated nursing home residents whose condition warrants a lower level of care can be assured of a continuity of care."

Alfred Faiella, executive director of the Newark Economic Development Corporation (NEDC), was instrumental in bringing the former owner, the Archdiocese of Newark, together with the developers, the 300 Broadway Company, a partnership of Sol Henkind, Louis Henkind, and Sydney Engel.

Faiella explained that in 1980, when the Archdiocese decided to close the former Essex Catholic High School, a private high school for boys, NEDC began to aggressively market the property. "It was incumbent upon my office to prevent this property from being vandalized. Any property of this size, once vandalized, will create an eye-sore in the community while prohibiting the financial feasibility of proposed re-use because of additional costs of rehabilitation. Furthermore, demolition activities for a structure of this type and size are too costly for a project to strike financial feasibility. Therefore the best means to guard against vandalism is to immediately put the property back into productive use."

Gibson noted that this new venture will be the first major project in the redevelopment zone surrounding 300 Broadway. "Several years ago the City of Newark began to carefully examine its land holdings. From this examination we were able to identify certain redevelopment zones throughout the city, consisting of tax blocks in which the City owned over 65 percent of the properties. This particular zone covers the area bounded by Broadway, Clay Street, the Passaic River and the Belleville line."

Gibson added that "Newark has made a commitment to construct 200 units of housing for low and moderate income families adjacent to the new health care facility. I envision these two projects serving as a catalytic force for attracting other developments which will provide jobs and services while expanding the City's tax base. Such developments are the key to neighborhood revitalization and stabilization endeavors."

The estimated cost of the facility is \$15.5 million, of which \$11.7 million will be underwritten by Prudential Insurance Company through its Community Investment Program. The facility will pay full

taxes of approximately \$600,000 per annum to the City and is expected to create 330 permanent jobs.

The Engel-Henkind organization has developed other health care facilities in New York City and presently own the Newark Health and Extended Care Facility on Sussex Avenue and Jay Street. Previous developments in Newark by the Engel-Henkind organization include Essex Plaza I, II and III (rehabilitation of existing buildings into senior and low income housing), and the Somerset-Livingston Home Development. These four projects collectively provide over 800 units of housing for seniors and families.